



3A STOKE DAMEREL BUSINESS CENTRE, PLYMOUTH, PL3 4DT

TO LET £13,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

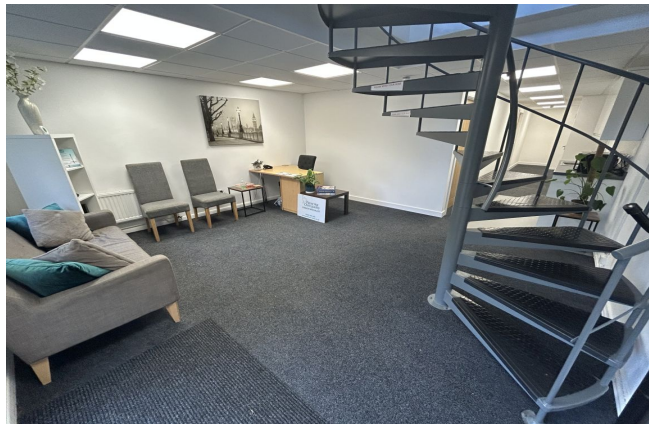
Stoke Damerel Business Centre lies just to the west of the city centre, North Cross and Drake Circus shopping centre. Plymouth's mainline railway station, which has services to London (Paddington) in just over 3 hours, is immediately to the east. The building is accessed by road from Stoke Village and sits adjacent to a free public car park.

DESCRIPTION:

Mid-terraced office building offering accommodation across two-storeys. The ground floor is currently designed as an entrance reception with two good sized meeting rooms, with a spiral staircase leading to the first floor which offers three treatment rooms. The layout was specifically designed and installed for the existing tenant. The specification includes recessed panel lighting, carpet tiles, tea point and a pair of WCs. Externally, there are three allocated parking spaces.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	793	74
First Floor	665	62
Total	1,458	136

**PLANNING / USE:**

The established use is offices falling within Class B1a of the Use Classes Order 1987. The new Class E enables other uses including healthcare or retail.

SERVICE CHARGE:

There is a modest service charge levied for the upkeep of external/common parts.

LEASE TERMS:

Available by way of assignment or lease surrender subject to terms being agreed.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the property is currently split for rateable values (2026): Ground Floor £6,300; First Floor £5,300, and *each* parking space £900 *each*. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

A new EPC has been commissioned. For guidance the previous expired rating was C (59).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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